

Development Monitoring Report

The Development Monitoring Report, or DMR, is a monthly summary of building permits issued for all residential and non-residential activity in Carlsbad. It is a report required by the Growth Management Ordinance. The purpose of the DMR is to track new and usually significant growth that adds to the City's housing stock and commercial/industrial square footage, or space.

Residential Activity

The pace of construction dipped in the month of September as builders pulled permits for nine homes. In the northwest quadrant, a building permit was issued for a single-family home, located at 3330 Highland Drive. In the southeast quadrant, building permits were issued for a seven unit multi-family residential air-space condominium project located at Jerez Court. In addition, one building permit was issued for a spec house located at 7481 Esfera Street. Fiscal year-to-date, 70 residential permits have been issued as compared to 46 permits issued at this time Fiscal Year 2013-14.

Non-residential Activity

In September, the City permitted 10,858 square feet of industrial space. A permit was issued for Carlsbad Fire Station No. 3, located northwest of the intersection of Cannon Road and Wind Trail Way as part of the Robertson Ranch Master Plan. Fiscal year-to-date, there has been 34,334 square feet of commercial/industrial permits issued as compared to 36,035 at this time last Fiscal Year 2013-14.

For residential and non-residential activity alike, the attached charts and tables provide additional and detailed figures and comparison on a monthly and fiscal year basis.

For information on a free subscription to this report and several other city documents and notices, visit the City's home page at www.carlsbadca.gov.

Michele Masterson

MICHELE MASTERSON

Senior Management Analyst

Development Activity Summary, By Zone

Fiscal Year Summary, By Zone

As of September 30, 2014 (3 Months)

Residential	
Zone	Dwelling Units
1	7
2	
3	
4	
5(NE)	
5(NW)	
6	8
7	
8	
9	
10	
11	23
12	
13	
14	25
17	
18	
19	
20	7
21	
22	
23	
Total	70

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3	4,227	
4		
5(NE)		
5(NW)		
5(SW)		
6		
7		
8		
9		
10		
11	3,718	
12		
13	15,531	
14		10,858
16		
17		
18		
19		
20		
21		
22		
23		
Subtotal	23,476	10,858
Total	34,334	

Calendar Year Summary by Zone

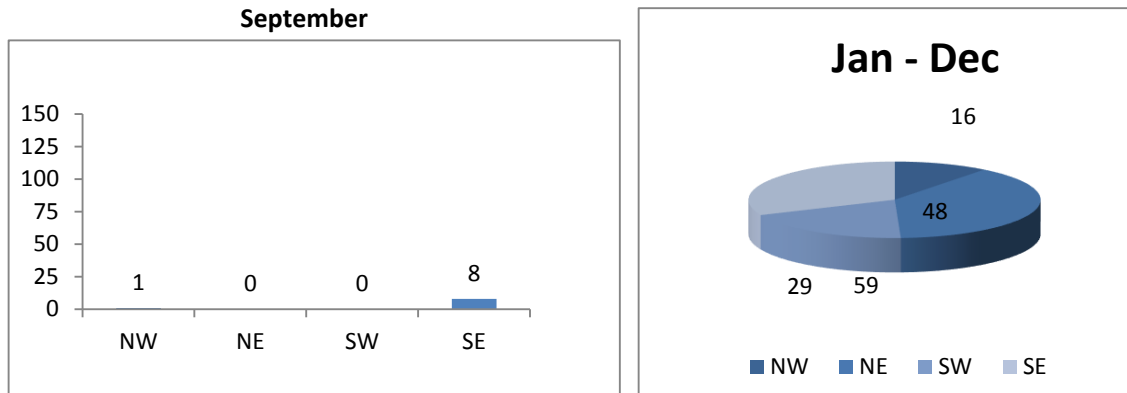
As of September 30, 2014 (9 months)

Residential	
Zone	Dwelling Units
1	16
2	0
3(NW)	0
4	0
6(SE)	10
7	0
8	8
	0
9	0
10	0
11	38
	0
12	0
14	51
15	0
	0
	0
17	0
18	0
19	9
	0
20	8
21	12
22	0
23	0
Total	152

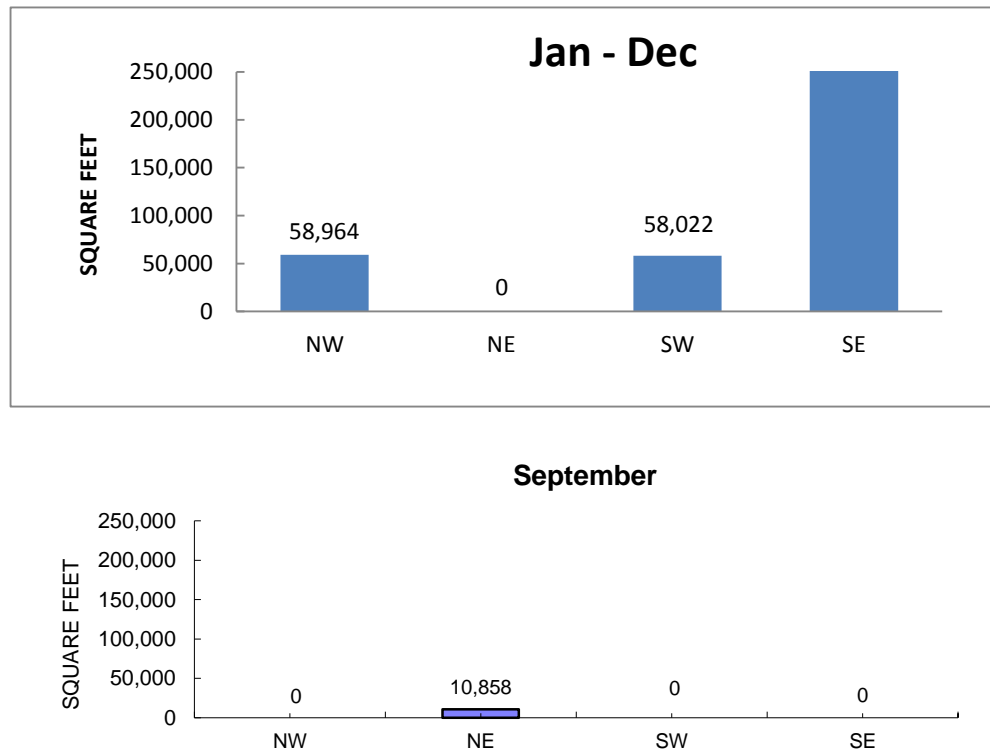
Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	35,446	0
2		0
3	4,227	3,760
4		0
5(NW)		0
5(NE)		0
5(SW)	58,022	0
7		0
6		0
8		0
9		0
10		0
11	157,597	0
12		0
13	15,531	0
14		10,858
16		0
17	210,986	77,400
18	18,484	0
19		0
20		0
21	54,500	0
22	0	0
23	0	0
Subtotal	554,793	92,018
Total	646,811	

Activity By Quadrant, CY 2014

Dwelling Units Permitted



Commercial and Industrial Space Permitted

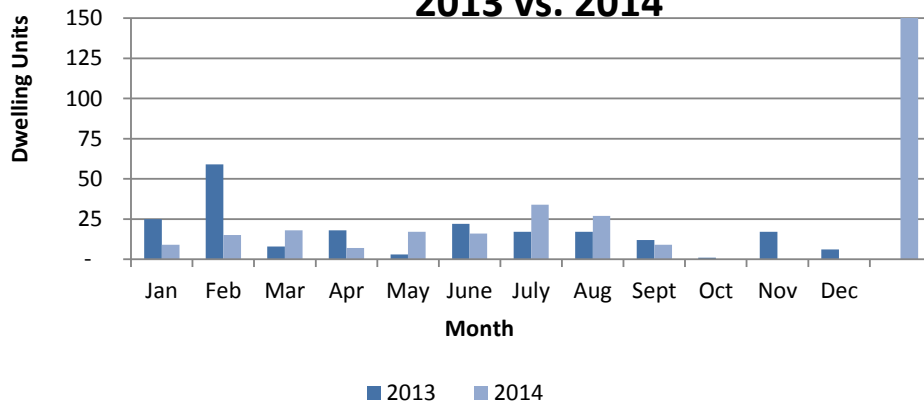


Activity Comparison, CY 13 vs. 14

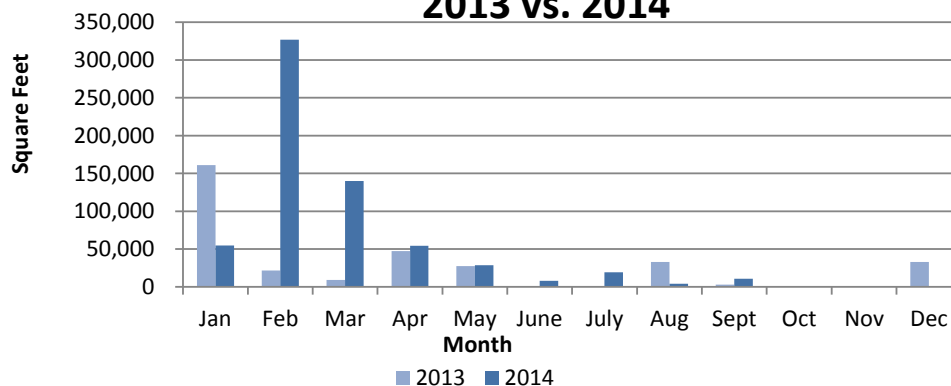
Dwelling Units Permitted		
Month	2013	2014
Jan	25	9
Feb	59	15
Mar	8	18
Apr	18	7
May	3	17
June	22	16
July	17	34
Aug	17	27
Sept	12	9
Oct	1	-
Nov	17	-
Dec	6	-
TOTALS	205	152

Industrial and Commercial Square Feet Permitted		
Month	2013	2014
Jan	161,165	54,500
Feb	21,758	326,902
Mar	9,316	139,780
Apr	47,383	54,385
May	27,457	28,772
June	0	8,138
July	0	19,249
Aug	32,944	4,227
Sept	3,091	10,858
Oct	0	0
Nov	685	0
Dec	32,983	0
TOTALS	336,782	646,811

Dwelling Units Permitted 2013 vs. 2014



Industrial and Commercial Square Feet Permitted 2013 vs. 2014

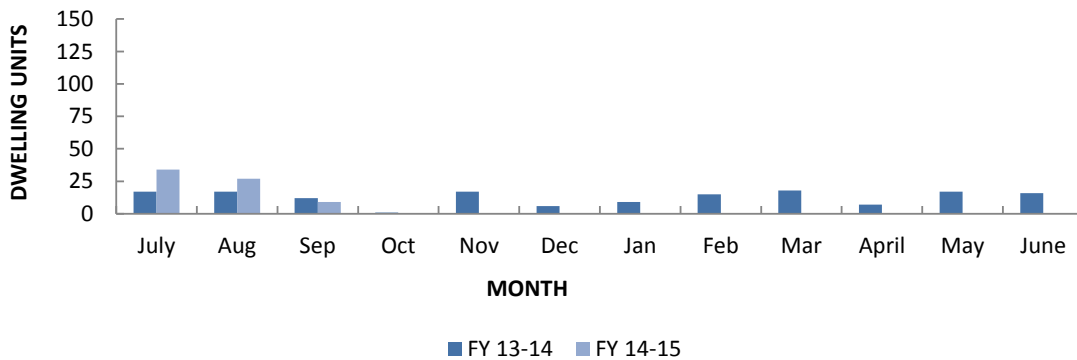


Activity Comparison to Date, FY 13-14 to FY 14-15

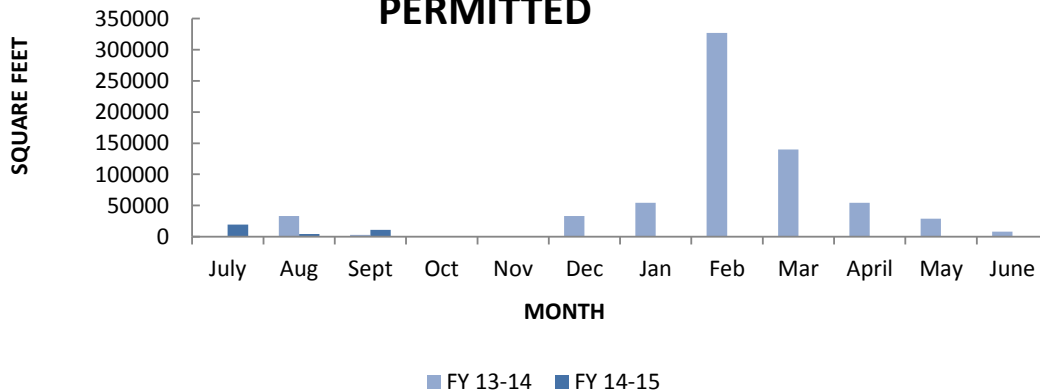
Dwelling Units Permitted FY-to-Date		
Month	FY 13-14	FY 14-15
July	17	34
Aug	17	27
Sep	12	9
Oct	1	
Nov	17	
Dec	6	
Jan	9	
Feb	15	
Mar	18	
April	7	
May	17	
June	16	
TOTALS	152	70

Industrial and Commercial Square Feet Permitted FY-to-Date		
Month	FY 13-14	FY 14-15
July	0	19,249
Aug	32,944	4,227
Sept	3,091	10,858
Oct	0	
Nov	685	
Dec	32,983	
Jan	54,500	
Feb	326,902	
Mar	139,780	
April	54,385	
May	28,772	
June	8,138	
TOTALS	682,180	34,334

DWELLING UNITS PERMITTED



INDUSTRIAL AND COMMERCIAL SPACE PERMITTED



**Summary of Residential Building Permit Activity
As of September 30, 2014**

Dwelling Units			Project
Jul-14	1	1	Single-family residence @ 3230 Maezel Lane
	1	1	Second Dwelling Unit @ 3232 Maezel Lane
	11	3	CT 02-17, Blackstone Ranch @ Fair Oaks Valley
	11	1	Second Dwelling Unit, Blackstone @ Fair Oaks Valley
	11	6	CT 08-03, Arterro @ La Costa Town Square, Davidson Builders
	11	9	CT 12-05, Montecina @ La Costa Residential, Taylor Morrison
	14	13	CT 04-26, Palo Verde @ Robertson Ranch, Brookfield Del Mar
		34	
Aug-14	1	4	MS 13-06, Oak Avenue 4
	11	4	CT 12-05, Montecina @ La Costa Residential, Taylor Morrison
	14	12	CT 04-26, Palo Verde @ Robertson Ranch, Brookfield Del Mar
	20	7	CT 03-06, Carlsbad 16, Davidson Communities
		27	
Sep-14	1	1	Single-family residence @ 3330 Highland Drive
	6	1	Spec house @ 7481 Esfera Street
	6	7	CT 11-02, La Costa Vista
		9	
		70	Total for Fiscal Year 2014-15 to date (3 months)
		152	Total for Calendar Year 2014 to date (9 months)

Notes: These figures are based upon issuance of building permits. They do not include additions, remodels, or replacements of either demolished units or units lost to fire. When a "second dwelling unit" is built as an integral part of a new main dwelling unit, two units are counted. "Custom home" indicates a unit for which no discretionary permit (other than a coastal development permit in the coastal zone) was required.

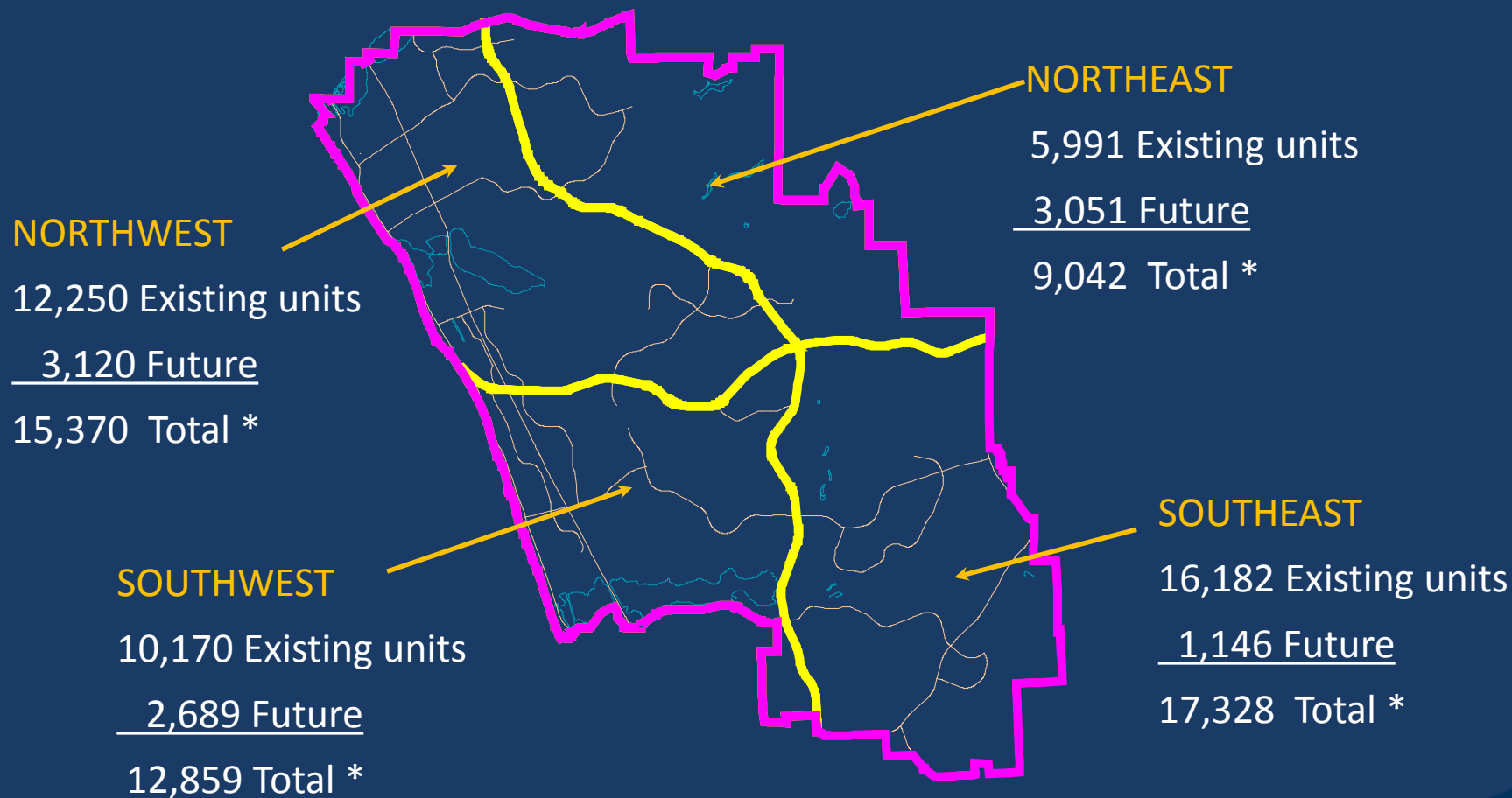
Summary of Non-Residential Permit Activity
As of September 30, 2014

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jul-14	11	3,718	0	Bank of America 3428 Via Mercato - Bank of America
	13	15,531	0	Grand Pacific Villa @ 1586 Marbrisa Circle
		19,249	0	
Aug-14	3	4,227	0	Hoehn Buick Showroom Expansion @ 5334 Paseo Del Norte
		4,227	0	
Sep-14	14	0	10,858	Carlsbad Fire Station No. 3 @ 3465 Trailblazer Way
		0	10,858	
		23,476	10,858	Total for Fiscal Year 2014-15 to date (3 months)
			34,334	Combined Commercial and Industrial
		554,793	92,018	Total for Calendar Year 2014 to date (9 months)
			646,811	Combined Commercial and Industrial
Note: These figures are based upon <i>issuance</i> of building permits. They do not include remodels, minor additions, tenant improvements, or replacement of demolished buildings.				

Quadrant Dwelling Unit Report

September 30, 2014

Reconciled to the General Plan Update



* Based on Proposition 'E' Caps added to the existing units in 1986



CITY OF
CARLSBAD

Excess Dwelling Unit Bank Summary

September 30, 2014

Bank balance reduced to 2,800

City Council Action 12/17/2002

*Citywide Excess Dwelling Unit Bank
Balance is 2,094 as of September 30, 2014*

NORTHWEST

Excess Dwelling Units
Deposited = 77
Withdrawn = 720
Since 01/01/2003

NORTHEAST

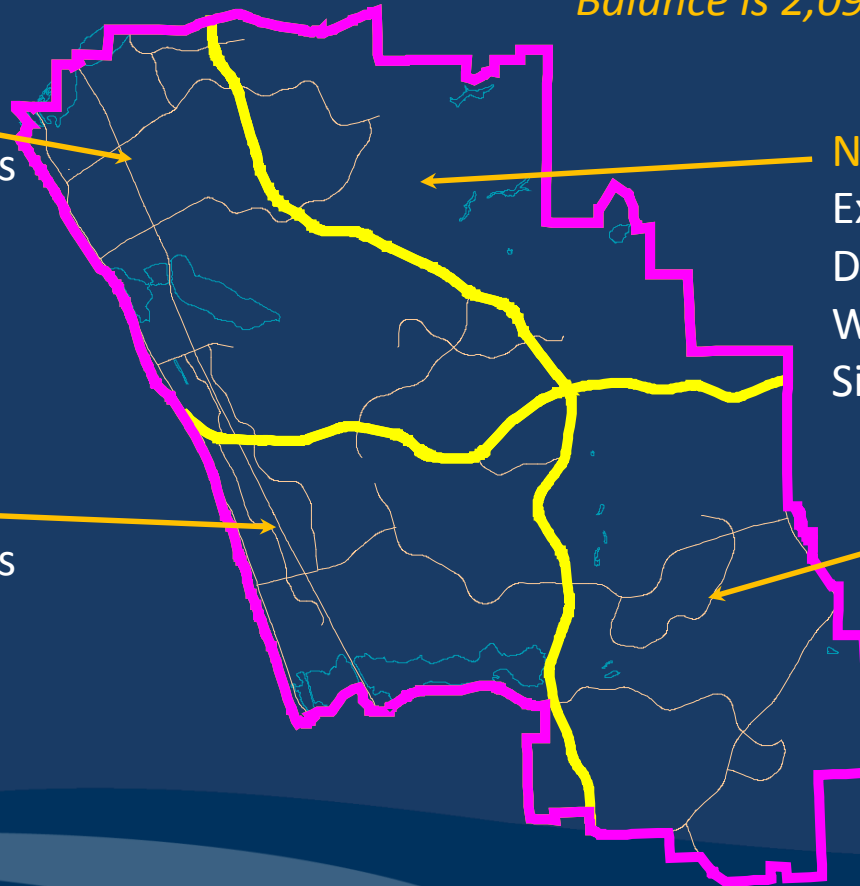
Excess Dwelling Units
Deposited = 519
Withdrawn = 581
Since 01/01/2003

SOUTHWEST

Excess Dwelling Units
Deposited = 48
Withdrawn = 63
Since 01/01/2003

SOUTHEAST

Excess Dwelling Units
Deposited = 55
Withdrawn = 41
Since 01/01/2003



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